



**CITY OF MORGAN HILL**

**MORGAN HILL REDEVELOPMENT AGENCY  
CITY COUNCIL**

**COUNCIL CHAMBERS**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

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**REDEVELOPMENT AGENCY**

Dennis Kennedy, Chair  
Hedy L. Chang, Vice-Chair  
Larry Carr, Agency Member  
Greg Sellers, Agency Member  
Steve Tate, Agency Member

**CITY COUNCIL**

Dennis Kennedy, Mayor  
Larry Carr, Mayor Pro Tempore  
Hedy L. Chang, Council Member  
Greg Sellers, Council Member  
Steve Tate, Council Member

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**WEDNESDAY, JANUARY 23, 2002**

**JOINT AGENDA**

**REDEVELOPMENT AGENCY REGULAR AND SPECIAL MEETING  
&  
CITY COUNCIL SPECIAL MEETING**

**6:00 P.M.**

**CALL TO ORDER**

(Chairperson/Mayor Kennedy)

**ROLL CALL ATTENDANCE**

(Agency Secretary/City Clerk Torrez)

**DECLARATION OF POSTING OF AGENDA**

**Per Government Code 54954.2**

(Agency Secretary/City Clerk Torrez)

***A Special Meeting is called at 6:00 P.M. for the purpose of  
conducting a Workshop and Closed Sessions.***

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**Dennis Kennedy, Mayor**

Authority:	Government Code section 54956.9(a)
Name of Case:	Hacienda Valley Mobile Estates v. City of Morgan Hill, et al.; United States District Court, Northern District of California, Number C01-20976 PVT ADR

**5.**

**CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Authority: Government Code section 54956.9(a)

Name of Case: Del Priore, et al. v. City of Morgan Hill; United States District Court, Northern District of California; Case No. C01-20436

**6.**

**CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Authority: Government Code section 54956.9(a)

Name of Case: Kennedy v. Davis, Santa Clara County Superior Court; Case No. CV798941

**OPPORTUNITY FOR PUBLIC COMMENT**

**ADJOURN TO CLOSED SESSION:**

**RECONVENE:**

**CLOSED SESSION ANNOUNCEMENT:**

**7:00 P.M.**

**SILENT INVOCATION**

**PLEDGE OF ALLEGIANCE**

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.**

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE AGENCY SECRETARY/CITY CLERK. THE AGENCY SECRETARY/CITY CLERK WILL FORWARD CORRESPONDENCE TO THE REDEVELOPMENT AGENCY/CITY COUNCIL.**

**CONSENT CALENDAR:**

The Consent Calendar, Agenda Items #2 through #4; Agenda Items #5 through #9; and Agenda Item #10 may be acted upon with one motion, a second and the vote, by each respective agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

***Redevelopment Agency Action***

**Time**

**Estimate**

**Consent Calendar: 1 - 10 Minutes**

**Page**

2)	<b><u>DECEMBER 2001 FINANCE AND INVESTMENT REPORT</u></b> .....	7
	<b><u>Recommended Action(s):</u></b> <u>Accept and File</u> Report.	
3)	<b><u>AUTHORIZE THE EXECUTIVE DIRECTOR TO EXTEND AN AGREEMENT WITH SPORTS MANAGEMENT GROUP FOR SERVICES TO PREPARE STUDIES FOR COMMUNITY PROJECTS</u></b> .....	19
	<b><u>Recommended Action(s):</u></b> <u>Authorize</u> the Executive Director to Execute a Consultant Contract Agreement with Sports Management Group in an Amount of \$32,500 for Services as Listed:	
	1.	Extend Contract in the Amount of \$17,000 for Additional Services Requested and \$3,500 for Reimbursable to Develop New Program Options and Cost and Revenue Models for the Indoor Community Recreation Center;
	2.	Extend Contract in the Amount of \$4,000 for Reimbursable to Update Operating Budget Planning, Staffing and Organization Plan, Market Analysis, Fee and Revenue Development and Policy and Procedures Manual for Community and Cultural Center and Playhouse; and
	3.	A New Project Proposal to Provide an Analysis of Sport Field Uses and Proposed Fee Structures in the Amount of \$8,000.
4)	<b><u>ANNUAL STATE REDEVELOPMENT REPORTS FOR FISCAL YEAR 2000/01</u></b> .....	23
	<b><u>Recommended Action(s):</u></b> <u>File</u> the 2000/01 Redevelopment Agency's Annual Report of Financial Transactions, Housing Annual Report of Housing Activity, and Property Report.	

## ***City Council Action***

	<b>Time</b>	
	<b>Estimate</b>	<b>Page</b>
	<b>Consent Calendar: 1 - 10 Minutes</b>	
5)	<b><u>CITY POSITION ON STATE PROPOSITIONS</u></b> .....	77
	<b><u>Recommended Action(s):</u></b> <u>Direct</u> Staff to Prepare Letters Stating the City's Positions on State Propositions for the Mayor's Signature	
6)	<b><u>DONATION OF SURPLUS FURNITURE</u></b> .....	79
	<b><u>Recommended Action(s):</u></b> <u>Direct</u> Staff to Make Furniture Available to St. Catherine Dayworker Committee.	
7)	<b><u>CONTRACT FOR WORKERS' COMPENSATION THIRD PARTY ADMINISTRATOR</u></b> .....	81
	<b><u>Recommended Action(s):</u></b> <u>Authorize</u> the City Manager to Execute a Consultant Services Agreement for Third Party Administration of Workers' Compensation at a Cost Not to Exceed \$45,000.	
8)	<b><u>AUTHORIZATION TO PURCHASE THE AUTOMATED CITIZEN INFORMATION SYSTEM (ACIS) BY TELE-WORKS</u></b> .....	95
	<b><u>Recommended Action(s):</u></b>	
	1.	<u>Authorize</u> the Purchase of Tele-Works' Automated Citizen Information System (ACIS) as a Sole-source Provider of Telephone-web Integration Systems, and
	2.	<u>Authorize</u> the City Manager to Negotiate and Execute the Contract with Tele-Works in an Amount Not to Exceed \$26,000 for the Purchase and Installation of ACIS.

- 9) **AB1600 IMPACT FEE REPORT FOR THE FISCAL YEAR 2000/01** ..... 103  
**Recommended Action(s):** **Make** the Following Findings Regarding AB 1600 Impact Fees That Were Held by the City at June 30, 2001, as Described on Exhibits A and B:
1. Identifying the Purpose To Which Each Fund Is to Be Put,
  2. Demonstrating the Reasonable Relationship Between the Fee and the Purpose for Which it Is Charged,
  3. Identifying All Sources and Amounts of Funding Anticipated to Complete Financing for Incomplete Improvements and
  4. Designating the Approximate Dates on Which the Funding for Projects Is Expected to Be Received by the City.

## ***Redevelopment Agency and City Council Action***

- 10) **APPROVE JOINT SPECIAL CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MINUTES FOR JANUARY 9, 2002** ..... 117

## ***City Council Action***

### **PUBLIC HEARINGS:**

	<b>Time Estimate</b>		<b>Page</b>
11)	<b>20 minutes</b>	<b><u>PROPOSED CHANGES TO PURCHASING ORDINANCE</u></b> ..... <b>Recommended Action:</b> Request Staff Presentation. Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed. Council Discussion. Action- <u>Motion to Waive</u> the Reading in Full of Ordinance No. 1545, N.S., Amending the Purchasing Ordinance. <u>Motion to Introduce</u> Ordinance No. 1545, N.S. by Title Only. (Roll Call Vote) Action - <u>Motion to Direct</u> Staff to Establish the Policy of Reviewing the Purchasing Ordinance at Least Once Every 5-years and Then Returning to the City Council if necessary.	<b>131</b>

### **OTHER BUSINESS:**

	<b>Time Estimate</b>		<b>Page</b>
12)	<b>5 minutes</b>	<b><u>IMPROVEMENT LOAN TO COMMUNITY SOLUTIONS</u></b> ..... <b>Recommended Action(s):</b> 1. <b>Authorize</b> the City Manager to Negotiate, Prepare, and Execute a Loan Agreement in an Amount Not to Exceed \$100,000 in Community Development Block Grant(CDBG) Funds with Community Solutions for Tenant Improvements at Their New Facility on Church Street; and 2. <b>Direct</b> the City Manager to Do Everything Necessary to Appropriate \$100,000 from the CDBG Rehabilitation Loan Fund.	<b>133</b>

- 13)      45 minutes      **FIRE AND EMERGENCY MEDICAL SERVICES MASTER PLAN** ..... 137  
**Recommended Action(s):**  
1.      **Review** and **Provide** Comments to Staff on the Fire and Emergency Medical Services Master Plan; and  
2.      **Direct** Staff to Present an Implementation Strategy to the Council Next Month and Present the Plan for Adoption at That Time.
- 14)      25 minutes      **SPORTS AND AQUATICS COMPLEX PREFERRED CONCEPTUAL DESIGN** ..... 141  
**Recommended Action(s):**  
1.      **Receive** Report and Presentation by Beals Sports Collaborative;  
2.      **Provide** Comments on the Preferred Conceptual Design and Draft Phasing Plan; and  
3.      **Approve** a Conceptual Design and Estimated Costs and Phasing Plan for Further consideration at the RDA Priorities Workshop Scheduled for January 30, 2002.

**FUTURE AGENCY-INITIATED AGENDA ITEMS:**

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.  
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

**ADJOURNMENT**